JOHN COWAN & ASSOCIATES, INC. STATE OF TEXAS FINAL PLAT OF 10147 COUNTY ROAD 135, FLINT, TEXAS 75762 PH: (903) 581-2238 WWW.TXSURVEYS.COM FIRM REGISTRATION CERTIFICATION NO. 10025500 COUNTY OF NUECES **CORPUS CHRISTI HOLLY ADDITION** I, KARA SANDS, CLERK OF THE COUNTY, IN AND FOR NUECES COUNTY TEXAS, HEREBY **LEGEND** BEING 1.470-ACRES ESTABLISHING LOT 1, BLOCK 1, PART OF TRACT CERTIFY THAT THE FORGOING MAP DATED THE ___ 7 AND PART OF TRACT 8, SECTION 19 OF THE FLOUR BLUFF & 5/8" IR FOUND (SURVEYOR) ENCINIAL FARM & GARDEN TRACTS, RECORDED IN VOLUME A, , 2025, WITH ITS CERTIFICATE OF AUTHENTICATION WAS TYPE II DISK PAGES 41, 42 AND 43, M.R.N.C.T., CITY OF CORPUS CHRISTI, FILED FOR RECORD IN MY OFFICE THIS DAY OF **NUECES COUNTY, TEXAS** 1/2" IR SET W/CAP (J.COWAN & ASSOC.) TEMPORARY BENCHMARK __ O'CLOCK ____.M. AND DULY RECORDED IN VOLUME OFFICIAL RECORDS NUECES COUNTY TEXAS ORNCT STATE OF TEXAS STATE OF TEXAS , PAGE _ , MAP RECORDS OF NUECES COUNTY, TEXAS. **COUNTY OF NUECES COUNTY OF NUECES** UTILITY FASEMENT WITNESS MY HAND AND SEAL OF SAID COURT AT OFFICE IN CORPUS CHRISTI, I, YASIN INVESTMENT, LLC, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE THE PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE RIGHT-OF-WAY PROPERTY DESCRIBED HEREIN; THAT ALL EASEMENTS AND RIGHT-OF-WAYS AS SHOWN DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS. UNIFIED DEVELPMENT UDC ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND TEXAS. THIS THE ______ DAY OF ______, 2025. MAINTENANCE OF PUBLIC STREETS AND UTILITIES. AND I ADOPT DAY OF LCRA OVERHEAD POWER TRANSMISSION POWERPOLE THIS PLAT FOR THE PURPOSES OF DESCRIPTION AND DEDICATION. DOCUMENT NO: ____ DAY OF ____ , 2025. BRIA WHITMIRE, P.E. CFM CPM BY: YASIN INVESTMENTS, LLC **DEVELOPMENT SERVICES ENGINEER** KARA SANDS, COUNTY CLERK LORI A. RASHEED, MANAGING MEMBER DEPUTY STATE OF TEXAS STATE OF TEXAS **COUNTY OF NUECES COUNTY OF NUECES** BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THE PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE PLANNING LORI A. RASHEED, MANAGING MEMBER, PROVEN TO ME TO BE THE PERSONS WHOSE COMMISSION ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS. SIGNATURES THEY MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND THEY THIS _____ DAY OF _____ ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE. THIS DAY OF MICHAEL YORK, CHAIRMAN MICHAEL DICE, SECRETARY STATE OF TEXAS **COUNTY OF NUECES** 100' 200' 300' NOTARY PUBLIC I, PHILIP W. CORNETT, A REGISTERED PROFESSIONAL LAND SURVEYOR, HAVE PREPARED THE FOREGOING MAP FROM SURVEY CORPUS CHRISTI (HOLLY RD) JOB#: T24-108 RE: T24-107 MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE INFORMATION AND BELIEF; I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AS SHOWN HEREON AND TO COMPLETE SUCH OPERATIONS WITH DUE AND REASONABLE DILIGENCE CONSISTENT WITH SOUND PROFESSIONAL PRACTICE. **HOLLY ROAD** W/CAP Preliminary, this document shall not (BRÍSTER S 61°19'23" E 711.82' be recorded for any purpose and -LCRA OVERHEAD POWER- shall not be used or viewed or relied upon as a final survey document. 20' S.B.L. BY CITY OF Release date: June 20, 2025 PHILIP W. CORNETT, REGISTERED LOT 7 PROFESSIONAL LAND SURVEYOR SUNSHINE ACRES **SUBDIVISION** RECORDED IN VOLUME 11, PAGE 1.440 ACRES PLAT NOTES: FUTURE DEVELOPMENT CALL: LOT SEVEN 62,728.85 Sq. Feet CALL: 10.509 ACRES RONALD JICHA ET AL TO 1. TOTAL PLATTED AREA INCLUDING LOTS AND RIGHT-OF WAYS LOT 1 RELATED INVESTORS, LTD TO YASIN INVESTMENT, LLC CHURCH OF CORPUS CHRISTI EL6 S 29°00'57" W 144.13' EL7 N 60°58'52" W 64.54' DOC. NO. 2022037723 DOC. NO. 2002025758 AUGUST 4, 2022 MAY 31, 2002 THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF 15' PRIVATE UTILITY THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE EASEMENT BY AS THE ZONING MAY CHANGE. SEPARATE € BEARINGS ARE ORIENTED TO GRID NORTH OF THE TEXAS STATE UTILITY EASEMENT PLANE COORDINATE SYSTEM, NAD 83, SOUTH ZONE 4205, W/CAP (BRISTER DEDICATED BY THIS PLAT SURVEYING) FROM WHICH SURVEY FEET. SITE ELEVATION DATUM IS NAVD 88. S 60'58'52" E 730.07' A 1/2" IRON ROD BEARS 120' R LOTS 14°05'18" E 3.26' LOTTHE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM 46 A 47A 48A 60°58'52" W N 60°58'52" W 299.55 N 60°58'52" W 730.00' THIS PROPERTY IS THE OSO BAY BASIN. THE TCEQ HAS A CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY BASIN AS "EXCEPTIONAL" AND "OYSTER WATERS." TCEQ ALSO LOT ONE CATEGORIZED THE OSO BAY BASIN AS "CONTACT RECREATION" CHRIST COMMUNITY SUBDIVISION WINDSONG LOT 45A RECORDED IN VOLUME 62, PAGE 89 OF THE MAP RECORDS SAVOY STREET SUBDIVISION, UNIT 2 10.0' UTILITY OF NUECES COUNTY, TEXAS 5. THE SUBJECT TRACT LIES IN ZONE "X" AREAS DETERMINED TO BE BY 37 RECORDED IN VOLUME 53, PAGE FASEMENT BY 25' R.O.W. 164 OF THE MAP RECORDS OF 62/89 M.R.N.C.T. CALL: LOT ONE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEDERAL NUECES COUNTY, TEXAS CHRIST COMMUNITY CHURCH LOT 44 EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD OF CORPUS CHRISTI TO INSURANCE RATE MAP NO. 48355C0540G WITH A MAP EFFECTIVE BAYSHORE BIBLE CHURCH OF (A) CALL: LOT 46A CREDIT SUISSE FIRST BOSTON CORPUS CHRISTI DATE OF OCTOBER 13, 2022, COUNTY OF NUECES, TEXAS. LOT 43 SEWER 62/89 MORTGAGE SECURITIES CORP DOC. NO. 2007034897 BLOCK 1 JULY 3, 2007 CSMC TRUST 2006-CF3 TO IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE STEVEN M. GRUBER, II AND WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING ANDREA G. GRUBER INSET "A" SCALE: 1" = 40' DOC. NO. 2013042627 HOLLY ROAD - 80' R.O.W. - 65' B/C TO B/C THE BUILDING PERMIT PHASE. SEPTEMBER 12, 2013 S 61°19'23" E 173.91' PROPOSED DRIVEWAY ACCESS TO A PUBLIC CITY STREET SHALL 7.5' 0.030 ACRE RIGHT-OF-WAY DEDICATED BY THIS PLAT CAN LOT FORTY-FIVE A CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN GIOVANNI I. MASTROMATTEO AND

15' PUBLIC UTILITY EASEMENT DEDICATED BY THIS PLAT

20' S.B.L. BY CITY OF CORPUS CHRISTI U.D.C.

ARTICLE 7 OF THE UDC (UDC 7.1.7).

DEDICATED BY SEPRATE INSTRUMENTS.

15 FOOT PRIVATE AND PUBLIC UTILITY EASEMENTS WILL BE

& ASSOC.)

ASENET MASTROMATTEO TO

BRUCE C. JOHNSON AND

AKIKO Y. JOHNSON

DOC. NO. 1999037816

AUGUST 20, 1999